



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 2, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Director; and Kristin Yorko, Civil Engineer.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer, Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Michael Clarey, Economic Development Administrator; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Rich Irelan, Dublin Building Systems; Chris Harvey, Carney Ranker Architects; and Michael Couvreur, The Kleingers Group (Case 1).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the September 25, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. Command Alkon
14-094WID-DP**

**6750 Crosby Court
Development Plan**

Jennifer Rauch said this is a request for the construction of a 30,660-square-foot building and associated site improvements on the south side of SR161/US 33 east of the intersection of Crosby Court. She said this is a request for review and approval of a Development Plan under the provisions of Zoning Code Section 153.042.

Ms. Rauch said the details of this case were reviewed last week and the applicant was given a list of comments. She reported the applicant has addressed the majority of the items but there are some still outstanding, which mainly have to do with landscaping including the following:

- The proposal of perennials and ornamental grasses within all of the landscape islands could prove to be a maintenance issue and Planning recommended the applicant modify the materials.
- Ornamental trees should be added within the proposed planting area along the north side of the proposed screen wall to soften the view.
- The landscape plans need to be revised to ensure the area at the northwest corner of the parking area provides the required landscape material.
- Mounding needs to be incorporated along the south property line.

Steve Langworthy asked to see the elevations and inquired about the building materials as this is his first review of this application.

Ms. Rauch presented the elevations and described the building to be clad in precast concrete panels with a standing seam metal roof painted red at the main entrance. She showed an illustration that included the two proposed wall signs. She said the signs have not been discussed with the ART.

Mr. Langworthy asked to discuss the proposed signs.

Ms. Rauch said two wall signs at 20 square feet each are proposed, which meet Code for type, number, size, and color. She said the proposed height at 20 feet, 7 inches exceeds the Code requirement of 15 feet. She said the sign placement was based on the relationship with the building design. She explained that the ART is granted authority to approve sign heights that exceed 15 feet based on the specific architecture of the building.

Mr. Langworthy specified that there must be something related to the building's architecture, which causes the signs to be higher. He said he did not see the justification for the height of 20 feet. He provided an example of when there are sections of glass where a wall sign could not be installed, forcing the location elsewhere.

Ms. Rauch said the signs were presented to be proportionally desirable. Mr. Langworthy said he is not in favor of a higher sign without better justification.

Fred Hahn inquired about the height of the canopy. Ms. Rauch said it is 14 feet high over the front entrance.

Rich Ireland, Dublin Building Systems, explained the main reason for the height was due to the 14-foot tall canopy that would block a sign located at 15 feet. He said the traffic coming from the west along SR161 will see the canopy instead of the sign.

Colleen Gilger suggested a compromise to allow the bottom of the letters of the sign be placed at 15 feet to allow the sign height between 15 – 17 feet high. Mr. Langworthy agreed to the height change and requested a condition be written to reflect the compromise, subject to Planning's approval.

Ms. Rauch recommended approval with seven conditions:

- 1) The applicant incorporate ornamental trees within the proposed planting area along the north side of the proposed screen wall to soften the view;
- 2) The landscape plans be revised to ensure the area at the northwest corner of the parking area provides the required landscape material and the area along the south property line incorporates the required mounding, as part of the building permit process;
- 3) The proposed use of perennials and ornamental grasses within all of the landscape islands be reviewed as part of the building permit process;
- 4) The plans be updated to verify the bicycle parking area provides the required five-foot maneuvering area per Code;
- 5) Site lighting specifications will need to be provided with the building permit submittal demonstrating conformance with Code requirements;
- 6) See comment letter dated 9/22/14 to address any outstanding engineering topics as part of the building permit review process; and
- 7) The proposed sign height may exceed 15 feet but shall not be greater than is necessary to ensure visibility over the entrance canopy, subject to Planning approval.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval of this Development Plan Review application with seven conditions.

INTRODUCTION

2. BSC Historic Transition – Bridge Park West 14-099ARB/BPR

94 and 100 North High Street Basic Development and Site Plans

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch encouraged the ART to get familiar with the plans in the drop box as there is an internal meeting scheduled for Monday to review comments. She said case review of this application is scheduled for the ART meeting on October 9, and the ART recommendation is scheduled for October 16 to be forwarded to the ARB on October 22.

Ms. Rauch showed the most recent renderings of the elevations off High Street. She said the applicant has eliminated the extension of Rock Crest down toward the river. Ms. Rauch said the massing of the back has not changed, but the front elevation has been modified. She noted Staff had recommended the access into the garage be revised. She explained the residential units on the top of the building have their own separate entrance. She said there is a secondary access point at the northern portion of the front elevation to be used for the retail and office components.

Joanne Shelly explained there is a gate for the upper residential units, and from the sidewalk pedestrians can see a water feature and a "hidden" garden. She said the main garage is to the north.

Ms. Rauch said the applicant has revised the plans to break up the mass of the buildings along High Street. She noted the two towers, which the ART discussed should help make the transition from modern to traditional. Mr. Langworthy emphasized the need for transition from the front to the side. Jeff Tyler said this is the first they have seen of the towers and it appears they are being used as a gateway piece. The towers were discussed further amongst the members and Ms. Rauch said the southern tower provides access to the garage.

The entrance to the main public garage was discussed. Colleen Gilger inquired about the wide opening with no doors. Mr. Langworthy questioned if there was an awning over the entry. Ms. Shelly explained part of the building recessed with a layer of offices overhead and the garage entry positioned at street level. She added that two lanes were for ingress and one would be for egress.

Ms. Rauch said the City's architectural consultant was reviewing the proposal and hoped to have feedback by next week's meeting. Ms. Rauch noted the different uses for the different levels of the building.

Fred Hahn said Staff has cautioned the applicant about the public path planned along the north elevation, which is right outside of the resident's windows.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:45 pm.